

LOT 1, BLOCK 12902
CITY OF JERSEY CITY, COUNTY OF HUDSON, NEW JERSEY 07302

ABBREVIATIONS

LOCATION MAPS

PROJECT CONTACTS

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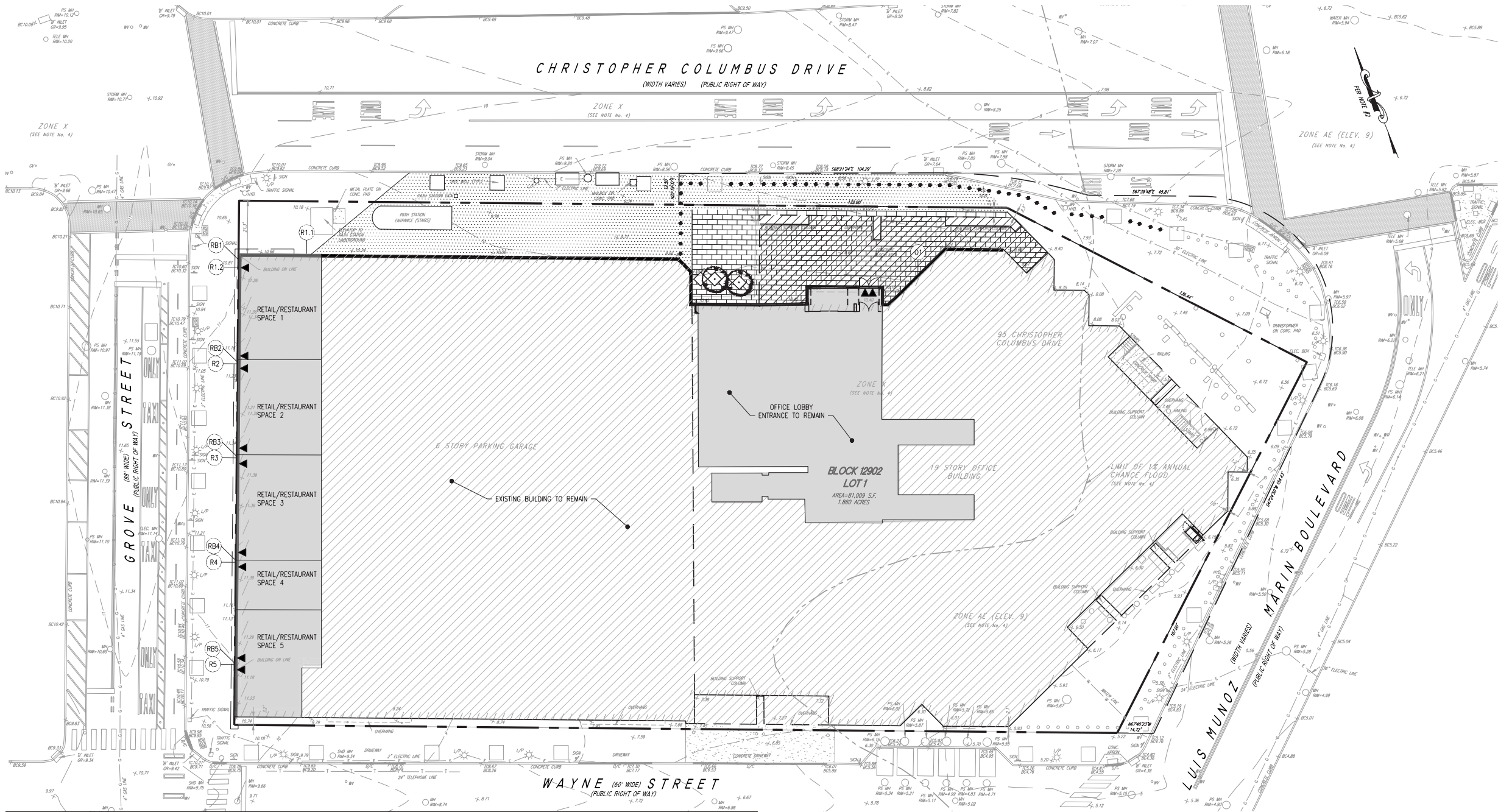
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SIGN NAME	DESCRIPTION	SIGN SQUARE FOOTAGE	GROUND FLOOR FACADE AREA	ALLOWABLE SIGN AREA	STATUS				APPLICABLE CODE SECTION
					COMPLIES WITH AREA REQUIREMENT?	COMPLIES WITH GROUND FLOOR FACADE LOCATION REQUIREMENT?	COMPLIES WITH ONE (1) SIGN PER USE REQUIREMENT?	COMPLIES/ DEVIATION	
O1	OFFICE SIGNAGE	50 SF	1440 SF	144 SF	YES	YES*	YES	C	RP VIII. H. 1
R1.1	RETAIL 1 SIGNAGE	20 SF	386 SF	39 SF	YES	YES	NO	D	RP VIII. H. 4
R1.2	RETAIL 1 SIGNAGE	20 SF	610 SF	61 SF	YES	YES	YES	C	RP VIII. H. 4
R2	RETAIL 2 SIGNAGE	20 SF	543 SF	54 SF	YES	YES	YES	C	RP VIII. H. 4
R3	RETAIL 3 SIGNAGE	20 SF	583 SF	58 SF	YES	YES	YES	C	RP VIII. H. 4
R4	RETAIL 4 SIGNAGE	20 SF	583 SF	58 SF	YES	YES	YES	C	RP VIII. H. 4
R5	RETAIL 5 SIGNAGE	20 SF	307 SF	31 SF	YES	YES	YES	C	RP VIII. H. 4
RB1	RETAIL 1 BLADE SIGNAGE	1.5 SF	610 SF	61 SF	YES	YES	NO	D	RP VIII. H. 4
RB2	RETAIL 2 BLADE SIGNAGE	1.5 SF	543 SF	54 SF	YES	YES	NO	D	RP VIII. H. 4
RB3	RETAIL 3 BLADE SIGNAGE	1.5 SF	583 SF	58 SF	YES	YES	NO	D	RP VIII. H. 4
RB4	RETAIL 4 BLADE SIGNAGE	1.5 SF	583 SF	58 SF	YES	YES	NO	D	RP VIII. H. 4
RB5	RETAIL 5 BLADE SIGNAGE	1.5 SF	307 SF	31 SF	YES	YES	NO	D	RP VIII. H. 4

*OFFICE SIGN IS AFFIXED TO A PORTION OF THE LOBBY WITH LOWER FLOOR TO CEILING HEIGHT THAN MAIN LOBBY PORTION. SIGN IS ALIGNED WITH GROUND FLOOR FACADE OF MAIN LOBBY PORTION AND THE SIGNAGE IS INTENDED TO REPRESENT THIS SPACE.

- NOTE:
- REFER TO PLAN SET ENTITLED 'ENTRY FACADE, GARAGE FACADE + RETAIL STOREFRONT RENOVATION PLANS,' PREPARED BY SPECTORGROUP FOR 95 COLUMBUS PROPERTY TRUST, AND DATED 02/14/2020 FOR SIGNAGE DETAILS, SPECIFICALLY SHEETS A-10 (OFFICE ENTRANCE SIGN), A-12 (RETAIL 1 SIGN), AND A-14 (RETAIL 1 THROUGH RETAIL 5 SIGNS)
 - EXISTING CONDITIONS SHOWN BASED ON DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY: 95 CHRISTOPHER COLUMBUS DRIVE: LOT 1, BLOCK 12902: CITY OF JERSEY CITY: HUDSON COUNTY, NEW JERSEY", PREPARED BY DRESDNER ROBIN, DATED 02/13/2020



Figure 1: View of the subject property at 95 Christopher Columbus Drive (Block 12902, Lot 1), viewing south



Figure 2: Side view of the subject property, from Christopher Columbus Drive viewing southeast



Figure 3: View of the proposed retail spaces, from Grove Street viewing south



Figure 4: View of the proposed retail spaces, from Grove Street viewing north

Positive Criteria: The requested deviations can be granted pursuant to N.J.S.A. 40:55D-70.c.(2), wherein the benefits of the proposed project would substantially outweigh any detriments.

- The proposed signage will provide a means of retail sales identification to consumers in the area.
- The proposed additional wall sign will be located on the façade of the corner retail use facing Christopher Columbus Drive in order to provide identification for pedestrians and motorists commuting on Christopher Columbus Drive.
- The proposed blade signs are for the identification for pedestrians walking along Grove Street.
- The proposed blade signs will provide entrance identification for each retail use.
- The proposed blade signs are proposed to be narrow and perpendicular to the building.
- Each proposed blade sign is smaller than what is permitted at 1.5 square feet.
- The proposed signage will be uniform and will create a consistent streetscape for the length of the block.

The granting of the variances will advance the purposes of the Municipal Land Use Law and promote the general welfare.

- The proposed signage will not interfere with providing adequate light, air, and open space to surrounding properties pursuant to N.J.S.A. 40:55D-2.c.
- The proposed project will promote a more desirable visual environment through creative development techniques consistent with N.J.S.A. 40:55D-2.i. by improving wayfinding of the property.

Negative Criteria: Granting the variances will not result in a substantial detriment to the public good or the general welfare.

- The signage will not be blinking or flashing, the proposed signage lighting will be backlit and shielded.
- The proposed blade signs will be located high on the building, approximately 8 feet above retail level and have a 2-foot projection.
- The proposed location of the signs will not cause any obstructions of view to motorists or pedestrians along Grove Street or Christopher Columbus Drive.
- The project is proposing the minimum number of signs needed for each entrance.
- The design of the signs will not be distracting and will not affect surrounding properties.
- The additional signs will not interfere with providing adequate light, air, and open space.



Figure 5: View of the property on Lot 1 on Block 13003 to the north of the subject property, viewing northeast



Figure 6: View of the property across Grove Street to the west of the subject property, from Grove Street viewing west



Figure 7: View of the properties across Grove Street to the west of the subject property, from Grove Street viewing southwest



Figure 8: View of the properties across Grove Street to the southwest of the subject property, from Grove Street viewing west



PROPOSED DESIGN



EXISTING CONDITION



REFERENCE PLAN

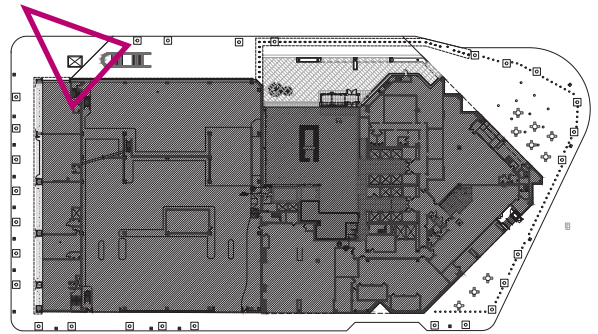
VIEW - ENTRY VESTIBULE & CANOPY



PROPOSED DESIGN



EXISTING CONDITION



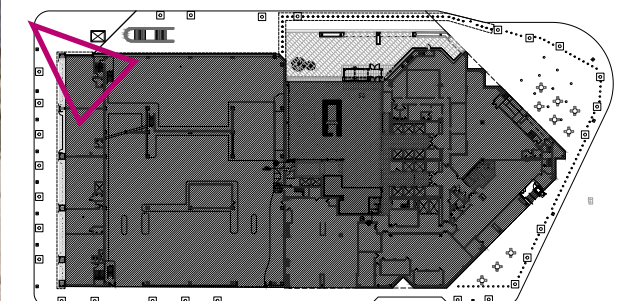
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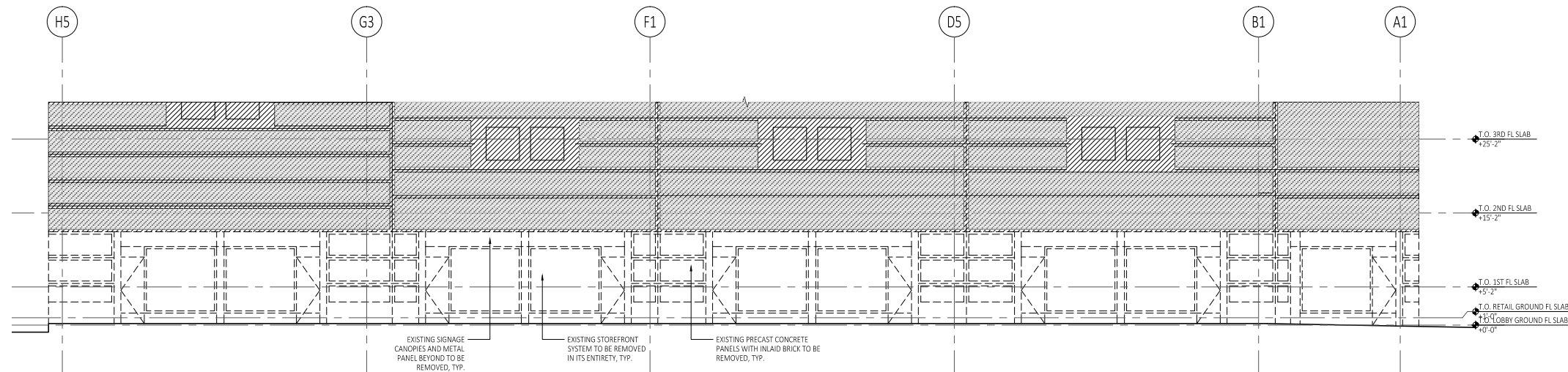
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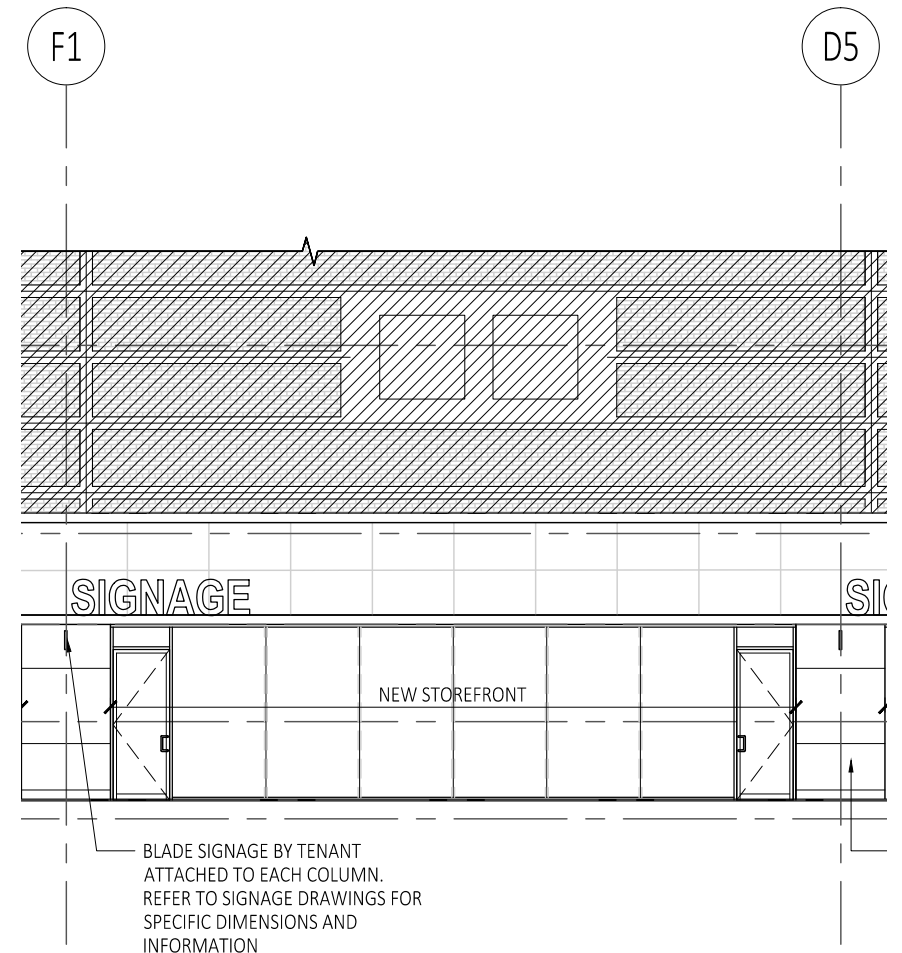
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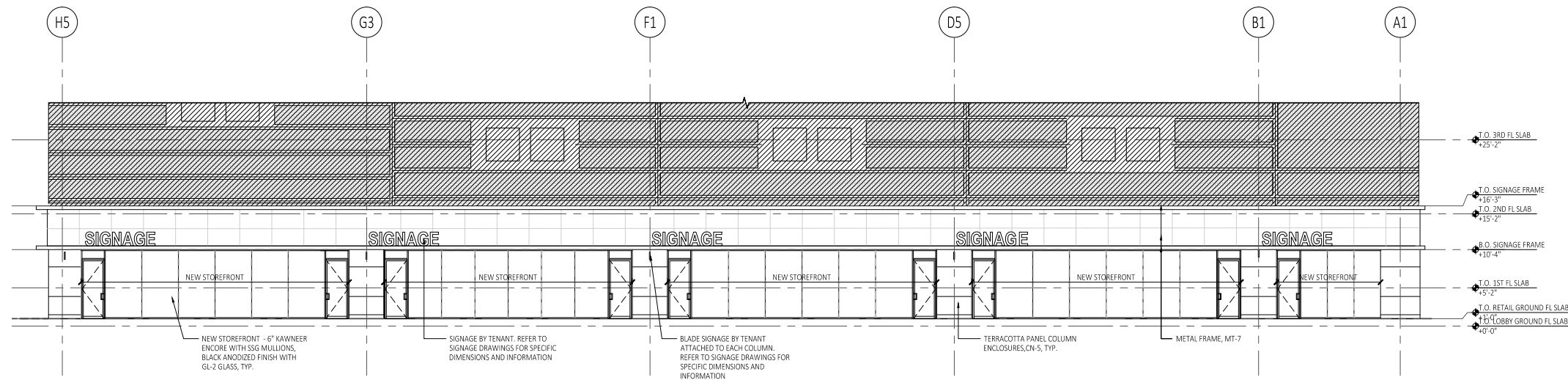
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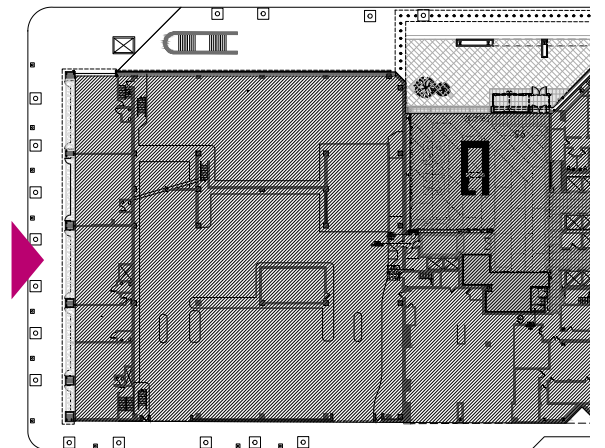
DEMOLITION EXTERIOR ELEVATION AT RETAIL



ENLARGED ELEVATION AT RETAIL



PROPOSED EXTERIOR ELEVATION AT RETAIL



PARTIAL REFERENCE PLAN



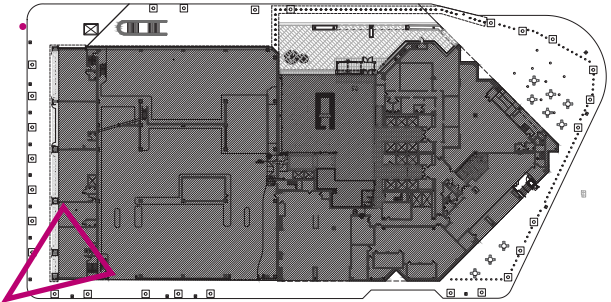
PROPOSED DESIGN

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R1.2	RETAIL 1 SIGNAGE	20 SF	610 SF	61 SF	YES	YES	YES	C	RP VIII, H. 4
R2	RETAIL 2 SIGNAGE	20 SF	543 SF	54 SF	YES	YES	YES	C	RP VIII, H. 4
R3	RETAIL 3 SIGNAGE	20 SF	583 SF	58 SF	YES	YES	YES	C	RP VIII, H. 4
R4	RETAIL 4 SIGNAGE	20 SF	583 SF	58 SF	YES	YES	YES	C	RP VIII, H. 4
R5	RETAIL 5 SIGNAGE	20 SF	307 SF	31 SF	YES	YES	YES	C	RP VIII, H. 4
RB1	RETAIL 1 BLADE SIGNAGE	1.5 SF	610 SF	61 SF	YES	YES	NO	D	RP VIII, H. 4
RB2	RETAIL 2 BLADE SIGNAGE	1.5 SF	543 SF	54 SF	YES	YES	NO	D	RP VIII, H. 4
RB3	RETAIL 3 BLADE SIGNAGE	1.5 SF	583 SF	58 SF	YES	YES	NO	D	RP VIII, H. 4
RB4	RETAIL 4 BLADE SIGNAGE	1.5 SF	583 SF	58 SF	YES	YES	NO	D	RP VIII, H. 4
RB5	RETAIL 5 BLADE SIGNAGE	1.5 SF	307 SF	31 SF	YES	YES	NO	D	RP VIII, H. 4
*OFFICE SIGN IS AFFIXED TO A PORTION OF THE LOBBY WITH LOWER FLOOR TO CEILING HEIGHT THAN MAIN LOBBY PORTION. SIGN IS ALIGNED WITH GROUND FLOOR FAÇADE OF MAIN LOBBY PORTION AND THE SIGNAGE IS INTENDED TO REPRESENT THIS SPACE.									

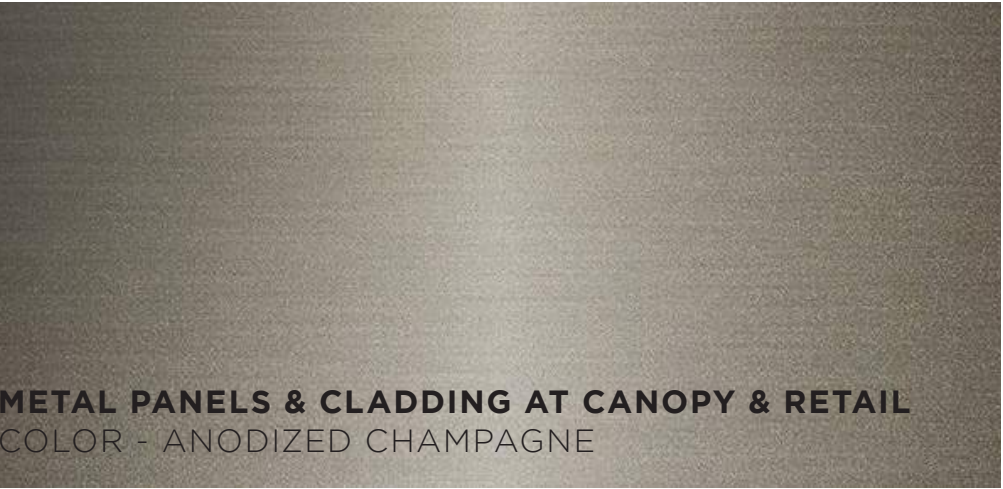
SIGNAGE TABLE



EXISTING CONDITION



REFERENCE PLAN



METAL PANELS & CLADDING AT CANOPY & RETAIL
COLOR - ANODIZED CHAMPAGNE



POWDER COATING
TO MATCH METAL PANELS
ANODIZED CHAMPAGNE



BOLLARD
FIBERGLASS COVER
COLOR - BLACK



PAVERS
AT CANOPY & ENTRY
L'ALTRA PIETRA -
SILVERGRAU



PAVERS
AT CANOPY & ENTRY
L'ALTRA PIETRA -
BASALT GRAU



GRANITE FLOORS AT ENTRY & ENTRY VESTIBULE
ABC STONE -
ABSOLUTE BLACK ZIMBABWE



TERRACOTTA CLADDING
AT GARAGE & RETAIL
TERRART NBK -
COLOR 7.02-0



TERRACOTTA CLADDING
AT GARAGE
TERRART NBK -
COLOR 9.10-0



VESTIBULE GLASS
VIRACON



METAL CLADDING AT
VESTIBULE THRESHOLD
COLOR - BONE WHITE



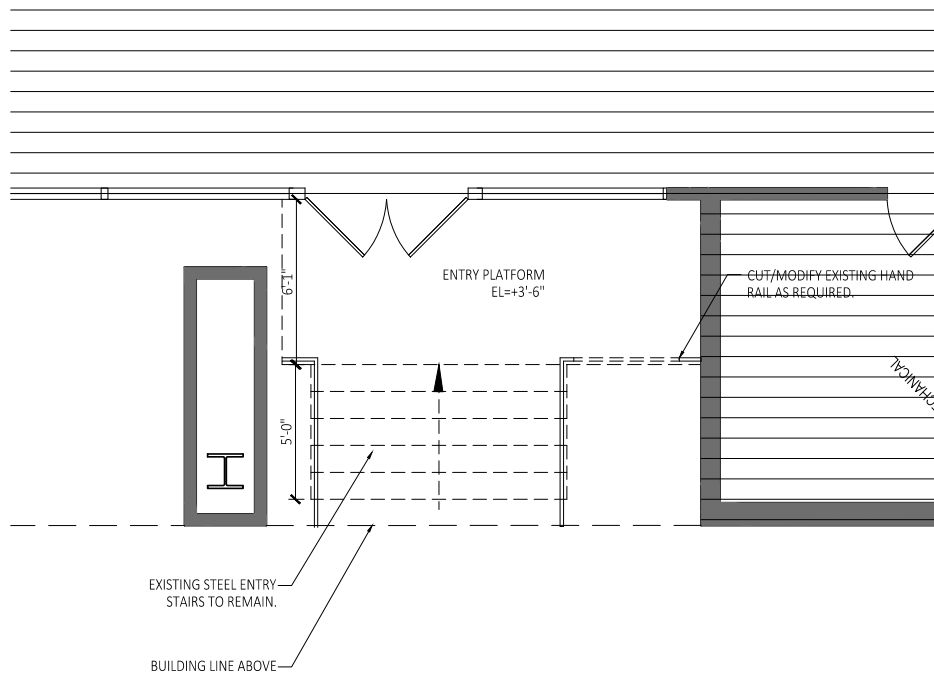
STAMPED ASPHALT
PATTERN & COLOR
COLOR - BENJAMIN MOORE STORMY SKY 1616



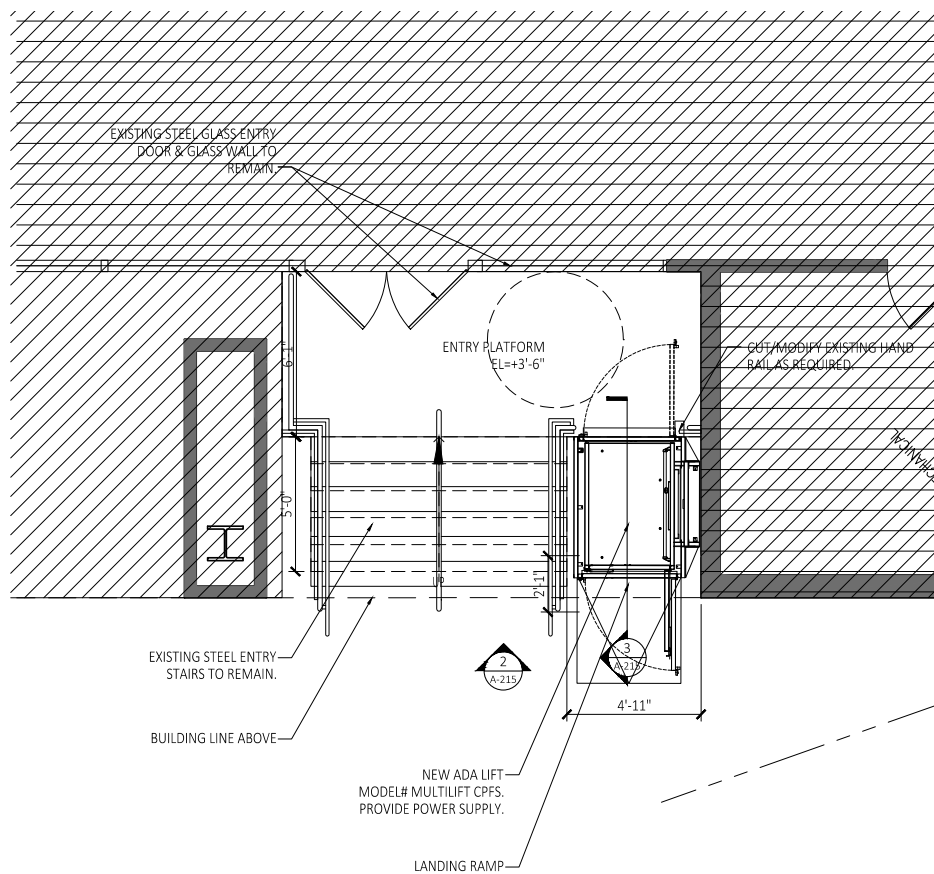
FACADE PAINT
SIKA
COLOR - DOVER



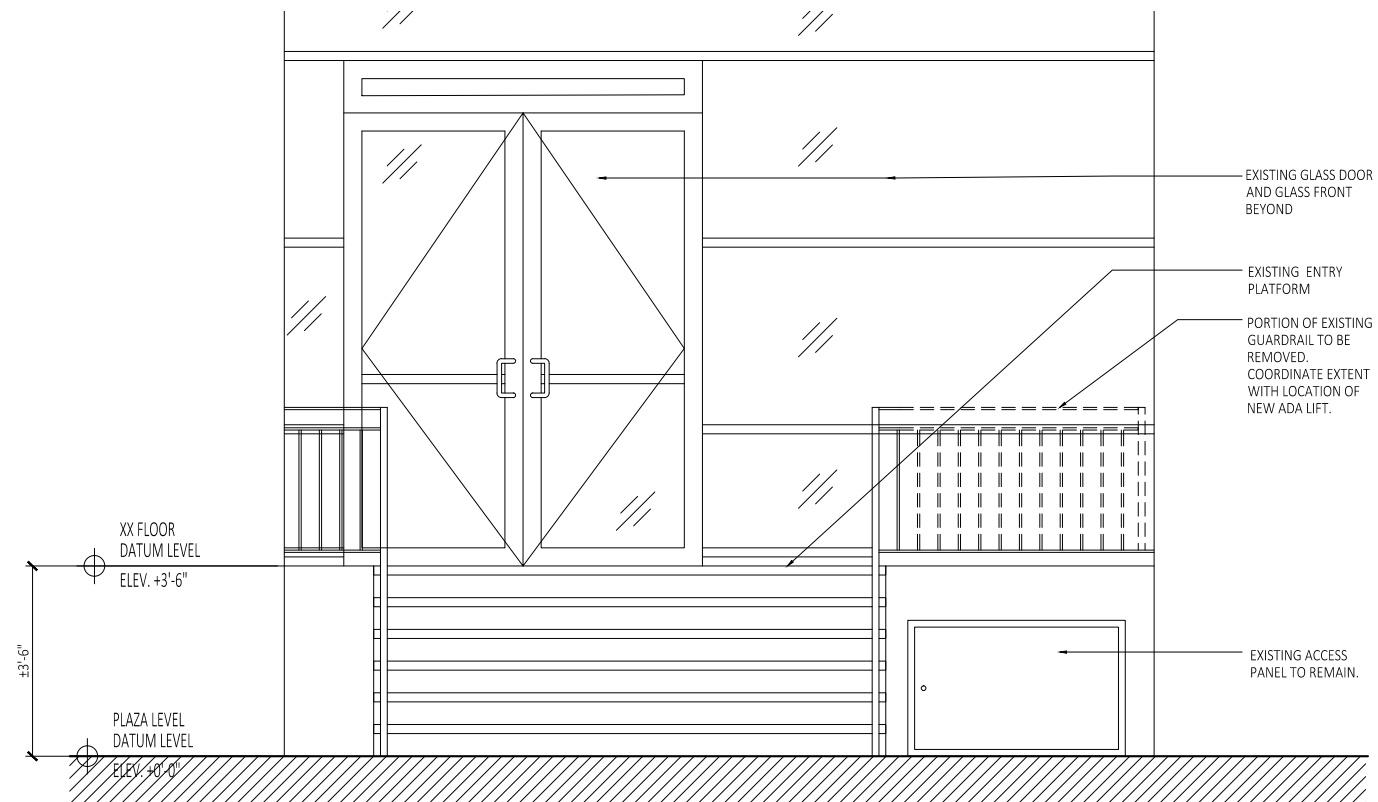
CURTAIN WALL GLASS
VIRACON



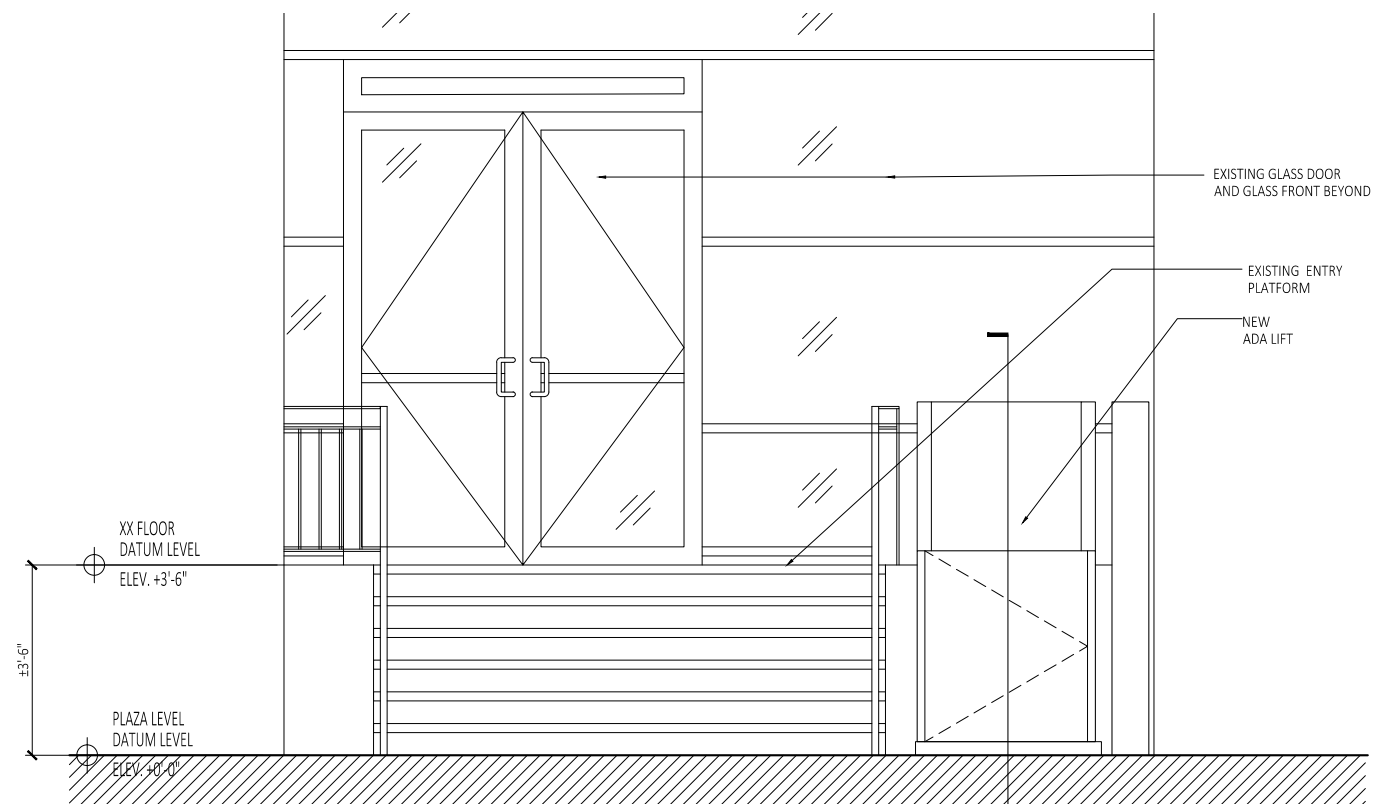
DEMOLITION EXTERIOR ADA LIFT PLAN



CONSTRUCTION EXTERIOR ADA LIFT PLAN



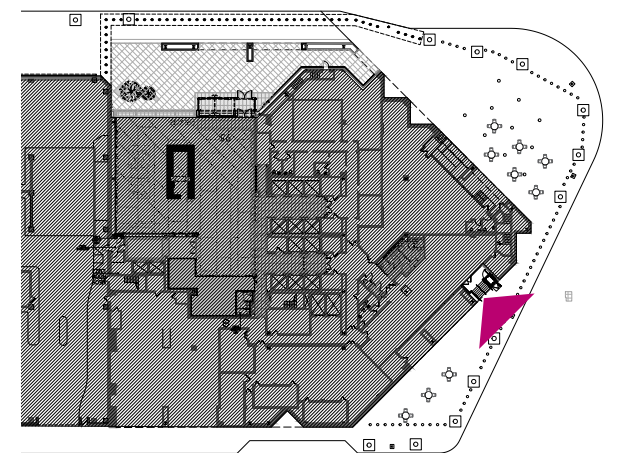
DEMOLITION EXTERIOR ADA LIFT ELEVATION



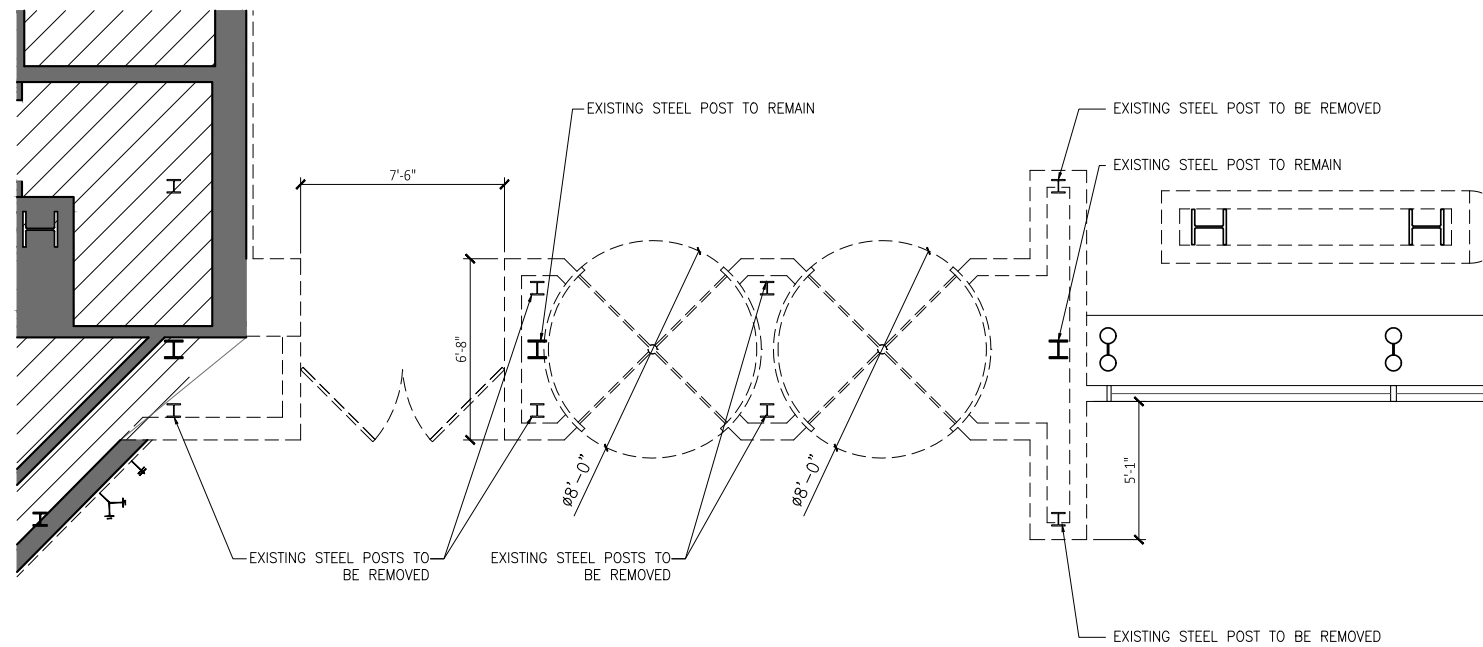
PROPOSED EXTERIOR ADA LIFT ELEVATION



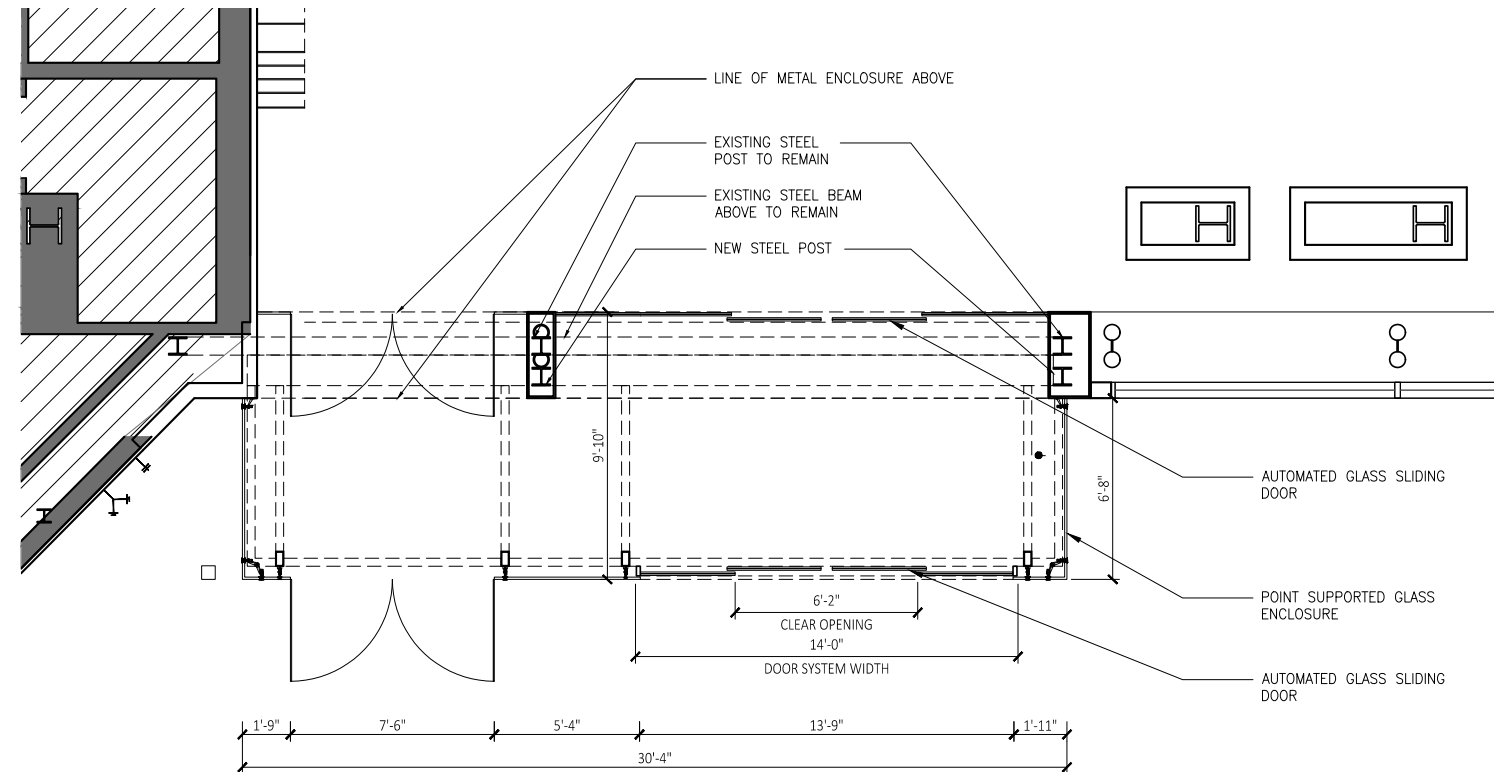
EXISTING CONDITION



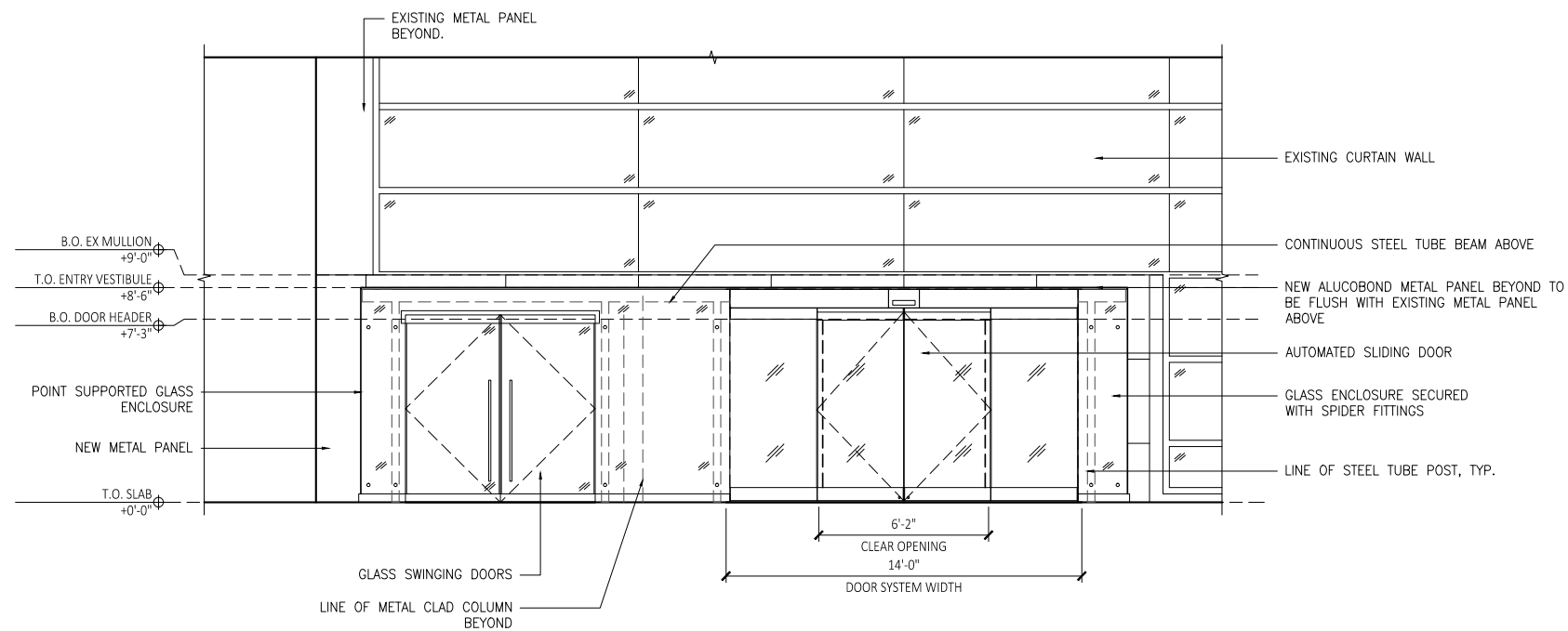
PARTIAL REFERENCE PLAN



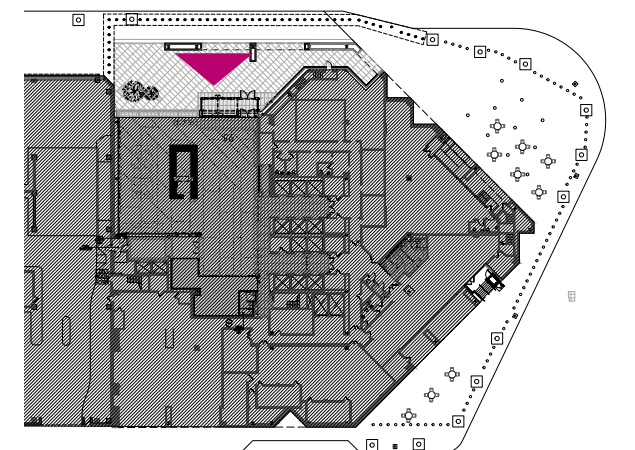
ENTRY VESTIBULE ENLARGED DEMOLITION PLAN



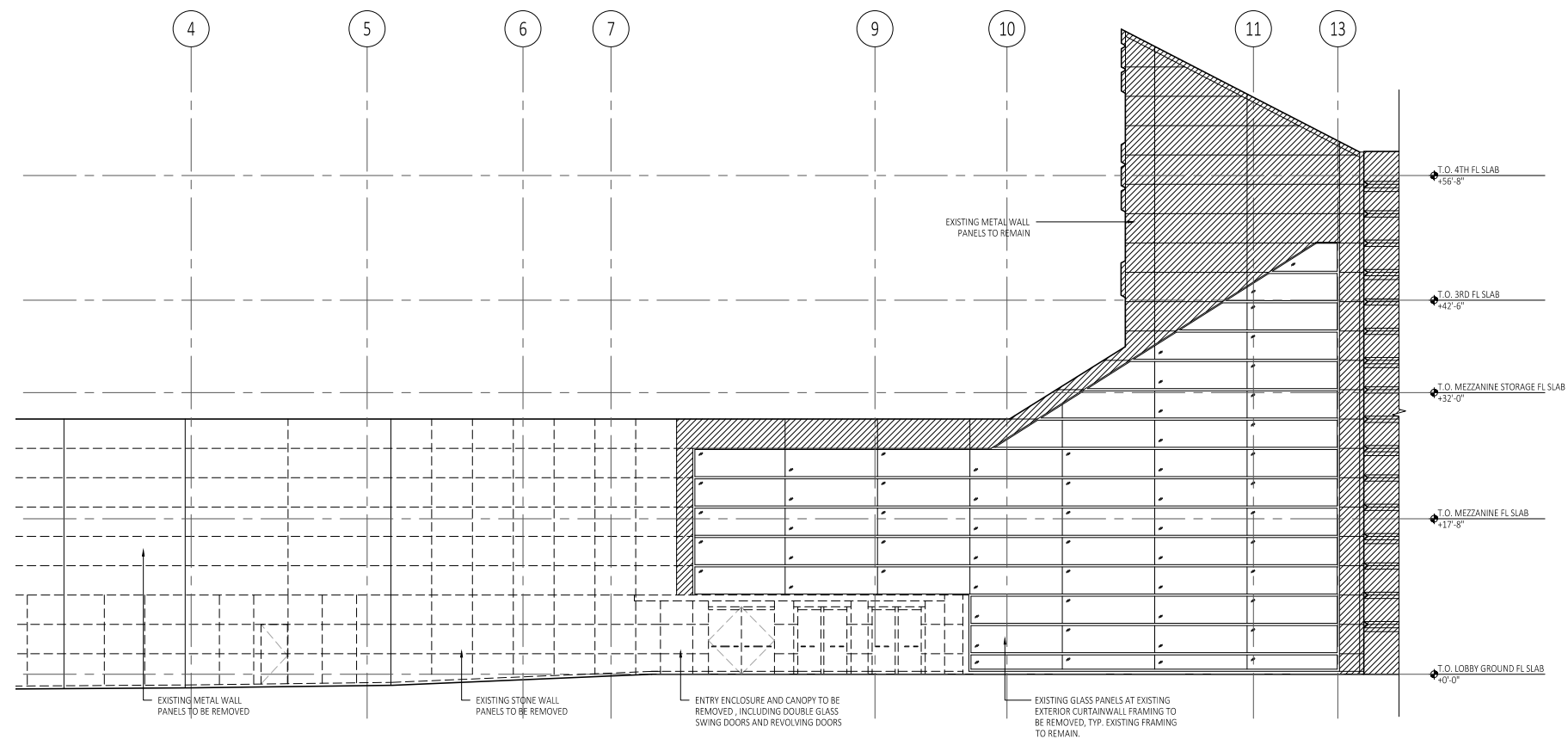
ENTRY VESTIBULE ENLARGED CONSTRUCTION PLAN



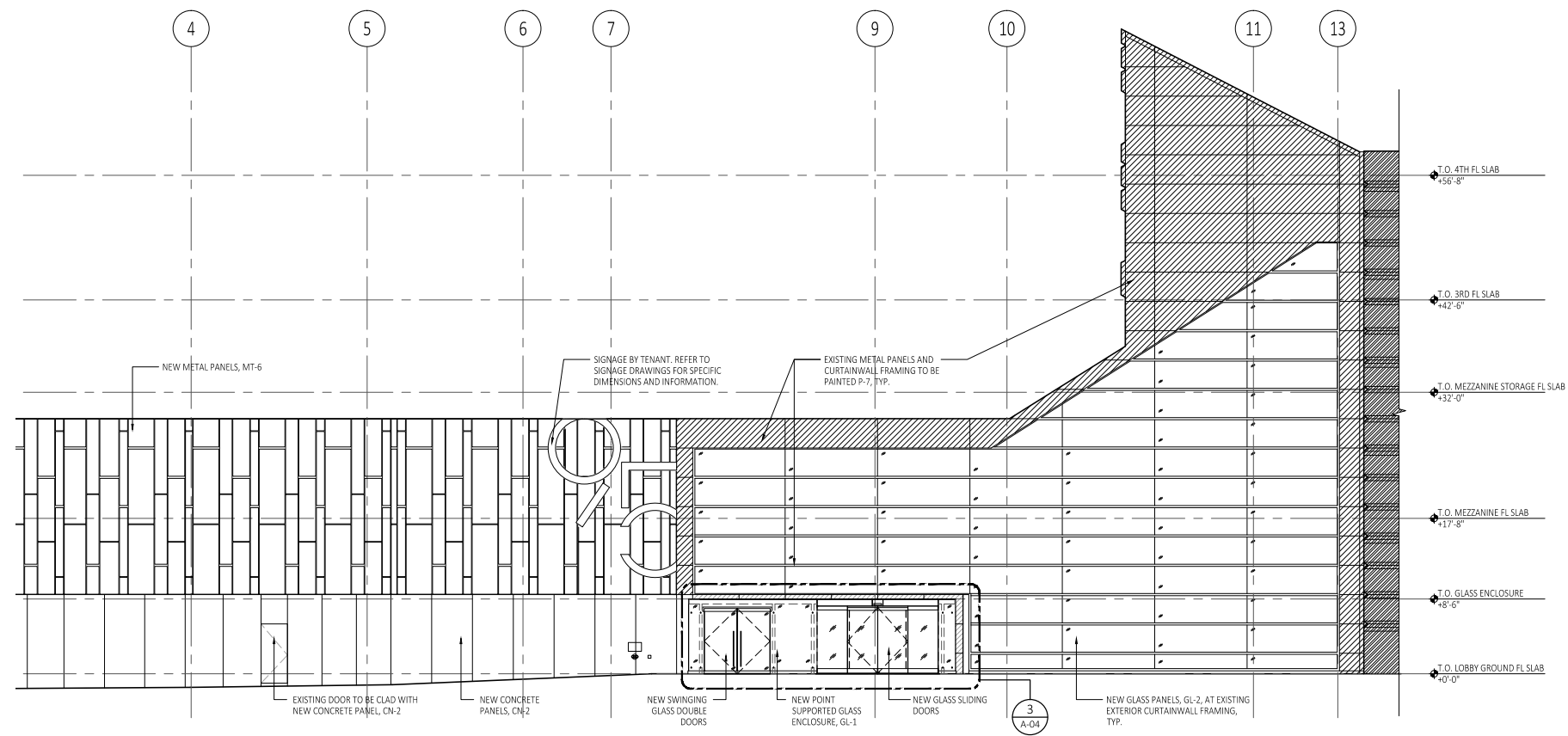
PROPOSED ENTRY VESTIBULE ELEVATION



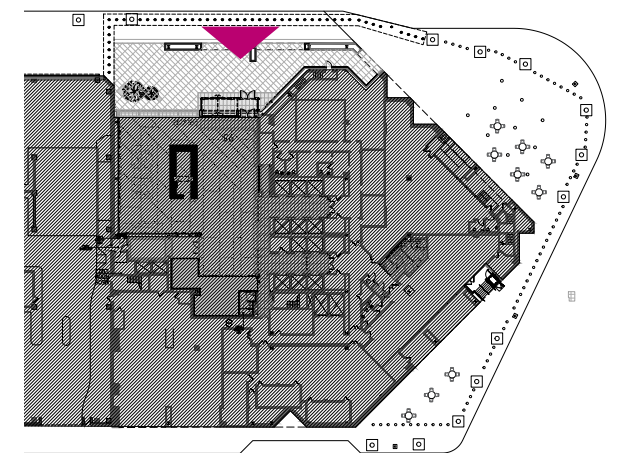
PARTIAL REFERENCE PLAN



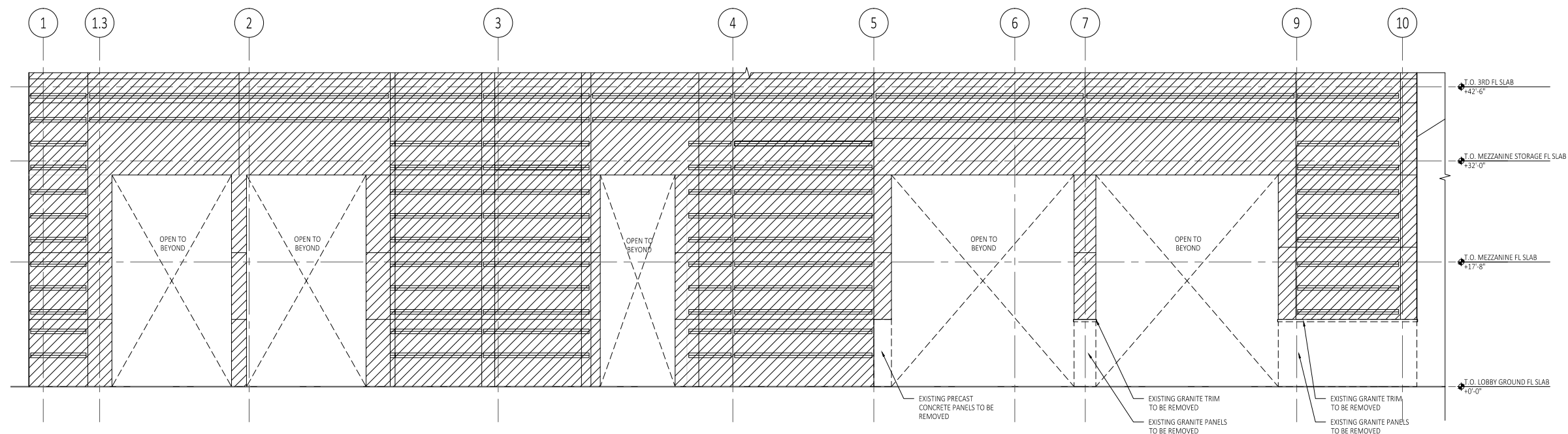
DEMOLITION EXTERIOR ELEVATION AT ENTRY & CANOPY



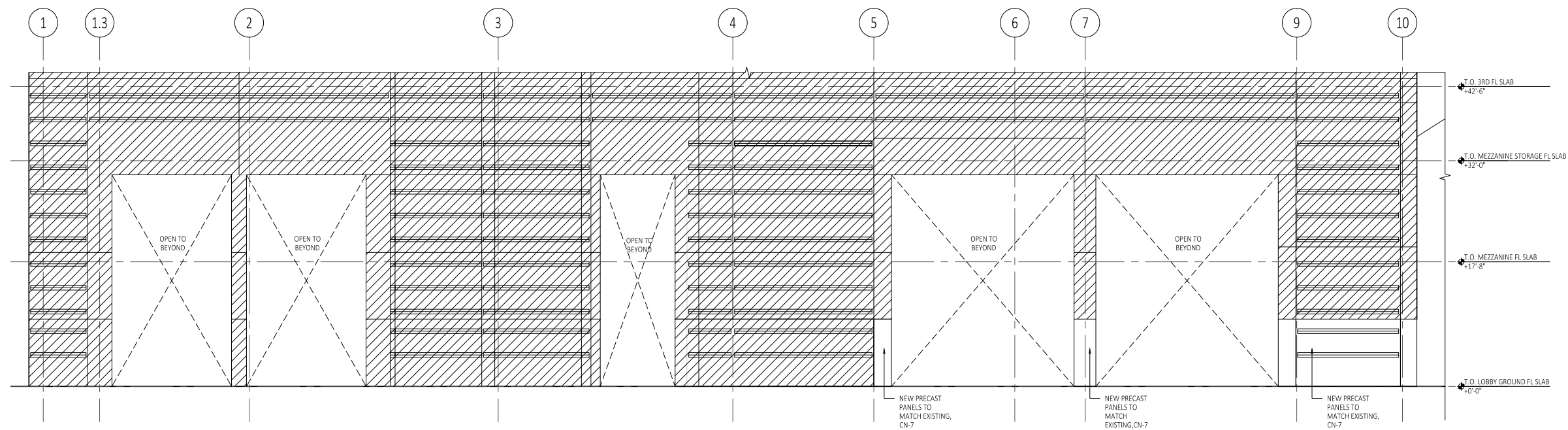
PROPOSED EXTERIOR ELEVATION AT ENTRY & CANOPY



PARTIAL REFERENCE PLAN



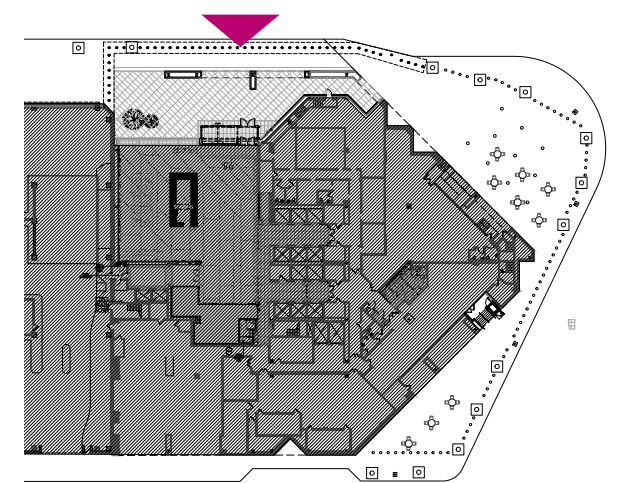
DEMOLITION EXTERIOR ELEVATION AT CANOPY PILLAR



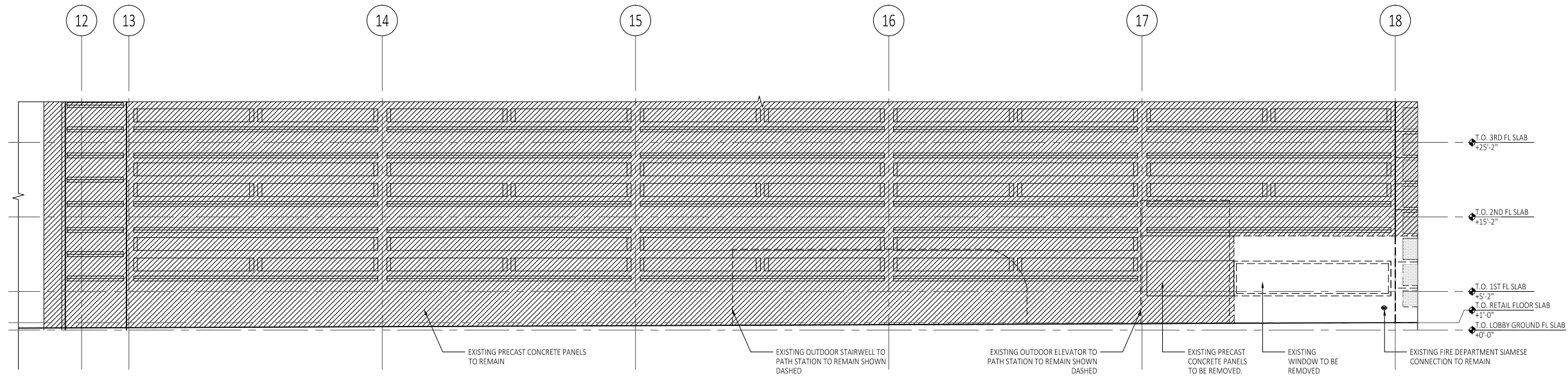
PROPOSED EXTERIOR ELEVATION AT CANOPY PILLAR



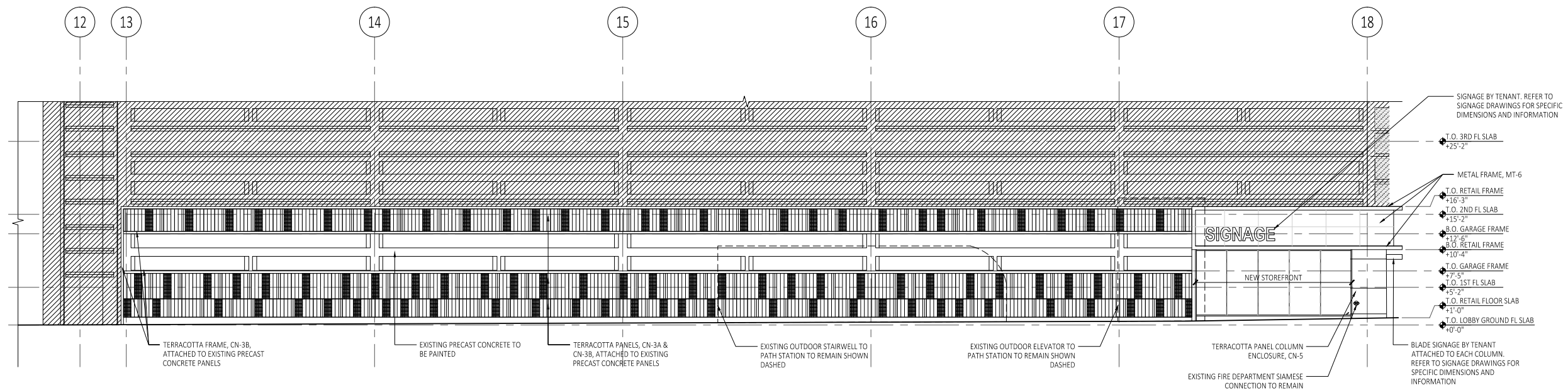
EXISTING CONDITION



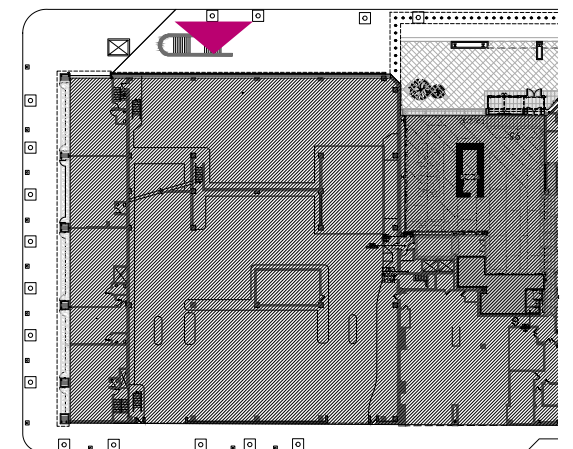
PARTIAL REFERENCE PLAN



DEMOLITION EXTERIOR ELEVATION AT GARAGE



PROPOSED EXTERIOR ELEVATION AT GARAGE



PARTIAL REFERENCE PLAN